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KANAB CITY PLANNING COMMISSION STAFF REPORT- November 6, 2012

I. APPLICANT: Leonel or Rosa L. Escobar

REQUEST: Application for Site Plan Review

LOCATION: 373 East 300 South, Kanab, UT
Current Zone: Commercial (C-2)

Leonel or Rosa L. Escobar, authorized representatives for Royal Inn Kanab, are requesting Site Plan Approval for the proposed project located at 375 East 300 South. The property resides in the C-2 commercial zone which is the underlying zone for the Transitional Commercial Overlay.

II. STAFF ANALYSIS:

Site Plan Review

The property resides in the C-2 commercial zone and is located within the Transitional Commercial Overlay. The proposed project is an addition to the existing structure and includes a small, approximately 5 X 15 ft. vestibule addition, located at the west entrance of the building. Section 9-5 of the Land Use Ordinance stipulates that the Planning Commission shall consider the following matters in their review:

1. Considerations relating to traffic safety and traffic congestion.

- a. The effect of the site plan on traffic conditions of abutting streets.
- b. Vehicle/pedestrian ingress and egress.
- c. Adequacy of off-street parking including lighting and surfacing.
- d. Circulation patterns within the development.

The effect of the vestibule addition to traffic conditions and circulation patterns are anticipated to be negligible. The addition modifies the parking configuration of two parking spaces. According to dimensions in the site plan, the proposed parking modifications comply with Section 6-2: Size of Off-street parking and ADA requirements. The proposed addition will improve pedestrian ingress/egress by orienting the entrance toward the street, allowing better access for pedestrians approaching the establishment from the street, and bringing the existing building into compliance with Exhibit B, Section 1-17-B, which states "the primary entrance of the building should face the street."

– A Western Classic –

2. Conditions relating to outdoor advertising.

The proposed construction does not include any changes to outdoor advertising. Impacts relating to outdoor advertising are anticipated to be negligible.

3. Conditions relating to buildings and site layout.

- a. Consideration of building location, mass, and relationship to the neighborhood.
- b. Consideration of exterior design (height, bulk, architectural features) in relation to adjoining structures.

The proposed 5X15 ft. vestibule addition will modestly affect the existing building mass and relationship to the neighborhood.

Exhibit B (Transitional Commercial Overlay), Section 1-17 stipulates, *“The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building. Plans must be approved by Kanab City Planning and Zoning.”* The section goes on to state, (A) *“City approved materials include stucco, rock and brick...Colors will also be considered and approved as part of the site plan review and must be compatible with the color scheme of businesses in the downtown overlay district. Natural earth tone colors are preferable.”* The exterior of the vestibule is proposed to be constructed with a stucco finish to match the existing building. Staff believes the applicant has adhered to the standards enumerated in Exhibit B and has considered materials and colors that are compatible with the existing building and the surrounding businesses.

Section 9-6 (D) states, *“All areas in a development not approved for parking, buildings, or other hard surfacing, shall be landscaped and properly maintained with landscaping materials approved in conjunction with a site plan.”* The existing parcel includes minimal landscaping. The applicant is not proposing changes to landscaping at this time. Staff believes that considering the small scale of this project and the nature of the site, additional landscaping should not be required for this project.

III. STAFF RECOMMENDATION:

That the Planning Commission approves the Application for Site Plan Review